

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 24, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of February 24, 2006 and March 10, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. Church of the Good Shepherd; Major Use Permit Modification P56-020W¹, Sweetwater Community Planning Area (Beddow) (Continued from the hearings of February 10, 2006 and March 10, 2006; Public Testimony is closed)**

This request is for a Major Use Permit Modification that proposes to modify the existing facilities for the Church of the Good Shepherd in Bonita. This project proposes the addition of a new, 325-seat, 6,027 square-foot, sanctuary with parking and utility improvements, a cosmetic remodel to the existing facilities, and the addition of a new, one-story with basement, 8,800 square-foot building to replace the existing school building. This building will be used as a classroom and for meetings and storage. The property is zoned RR1, Rural Residential Use Regulation, which allows Civic Use Types: Religious Assembly pursuant to Section 1370 with the approval of a Major Use Permit pursuant to Section 2185b of the Zoning Ordinance. The Major Use Permit Modification is required

pursuant to Section 7378 of the Zoning Ordinance. The property is within the (1) Residential General Plan Designation and is located at 3390 Bonita Road.

2. **Horizon View Estates; Tentative Map TM 5194RPL²; Ramona Community Plan Area (Esperance) (Continued from the hearing of March 10, 2006; Public Testimony remains open)**

The project proposes to subdivide 289 gross acres into 36 residential lots ranging in size from 5.5 net acres to 9.8 net acres. Residential lots will rely on individual on-site septic systems for sewage disposal and groundwater wells for water. The site is subject to Policy 1.3, the Estate Development Area Regional Category and the (18) Multiple Rural Use Land Use Designation of the Ramona Community Plan. The (18) Multiple Rural Use designation requires minimum parcel sizes of 4, 8 and 20 acres, depending on the slope of the proposed parcel. Zoning on the site is split between the A70, Limited Agriculture Use Regulations with a 4-acre minimum lot size, and the A70 Use Regulations with an 8-acre minimum lot size. The site is located on the south side of Highway 78, two miles northwest of Ramona, on either side of Horizon View Drive.

3. **Scott Erreca; Tentative Map (TM) 5465, Lakeside Community Plan Area (Stevenson)**

The applicant is appealing the requirement for specific environmental studies requested in the County's January 26, 2006 Scoping Letter. The project would divide a 22.71-acre lot into six (6) lots. The project site is located within the Lakeside Community Plan area and access would be from Slaughterhouse Canyon Road. The subject property is zoned M58 – High Impact Industrial Use with a minimum lot size of 10,000 ft². Under the County General Plan, the property is within the RDA, and is within regional category designation (16) General Impact Industrial. The project presently proposes to extend public sewer and water mains from the Lakeside Water and Sewer Districts a distance of approximately 3,300 feet. The project is located at 12570 Slaughterhouse Canyon Road.

4. **Crosby Estates – Emerald Cove; SPA 04-003, R05-003, TM 5393RPL², S04-052, San Dieguito Community Plan Area (Stocks)**

This is a request for an Amendment to the Santa Fe Valley Specific Plan, a Rezone, Tentative Map and Site Plan to allow the subdivision of approximately 8.67 acres into 30 residential lots. The proposed Specific Plan Amendment reduces the number of units allowed within Subarea II.16 from 35 to 27 and increases the number of units allowed within Subarea II.30 from 22 to 30. In addition, language is proposed to be added that establishes special setback regulations for Subarea II.30. The Rezone is required to account for the change in density for Subareas II.16 and II.30 and to change the Setback Designator from "I" to "V". The "V" Designator allows for variable setbacks based on detailed building footprints illustrated on the Site Plan in accordance with the new

regulations to be added to the Specific Plan Text. The Site Plan is intended to implement design standards set forth by Design Special Area Regulations ("D" Designator). The project site is subject to the (21) Specific Plan Area Land Use Designation of the San Dieguito Community Plan and the zoning includes the RS2.5 and RV9 Residential Use Regulations. Subarea II.30 is located southwest of the intersection of Bing Crosby Boulevard and High Times Ridge. Subarea II.16 is located northwest of the intersection of Bing Crosby Boulevard and High Society Way. Both areas are within the Santa Fe Valley Specific Plan.

Administrative Items

- E. Director's Report.**
- F. Report on actions of Planning Commission's Subcommittees.**
- G. Designation of member to represent Commission at Board of Supervisors.**
- H. Discussion of correspondence received by Planning Commission.**

Department Report

I. Scheduled Meetings.

April 7, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 21, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 5, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 19, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 2, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 16, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 30, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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March 24, 2006

July 14, 2006

Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

July 28, 2006

Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans, Plan
Amendment Authorizations-----

Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings-----

No appeal necessary since staff will
automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits-----

No appeal possible to Board of
Supervisors; Planning Commission action
is final.